HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

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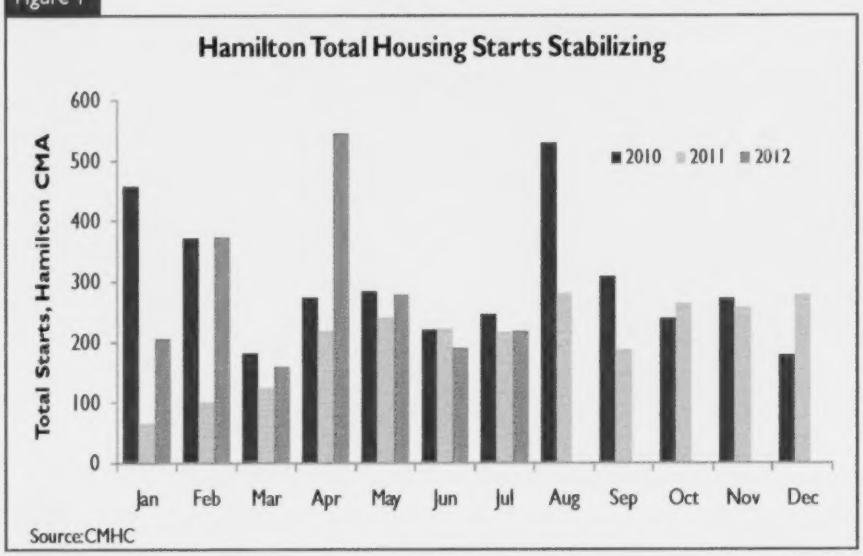
New Home Market

Hamilton total housing starts stabilizing

Hamilton Census Metropolitan Area (CMA) total housing starts remained relatively unchanged in July 2012 from the same month a year earlier. Fewer listings on the Hamilton existing home market means fewer choices for potential buyers – particularly first time home buyers. In fact, on a year-over-year basis, the number of new listings on the resale market has been consistently declining since September 2011. Consequently, demand spilled over into the new home market, particularly earlier in the year.

Most of this month's residential construction activity was concentrated in the City of Hamilton. More specifically, in July 2012, the City of Hamilton accounted for approximately 95 per cent of the total number of housing starts in the entire CMA. Both single-detached and

Figure 1



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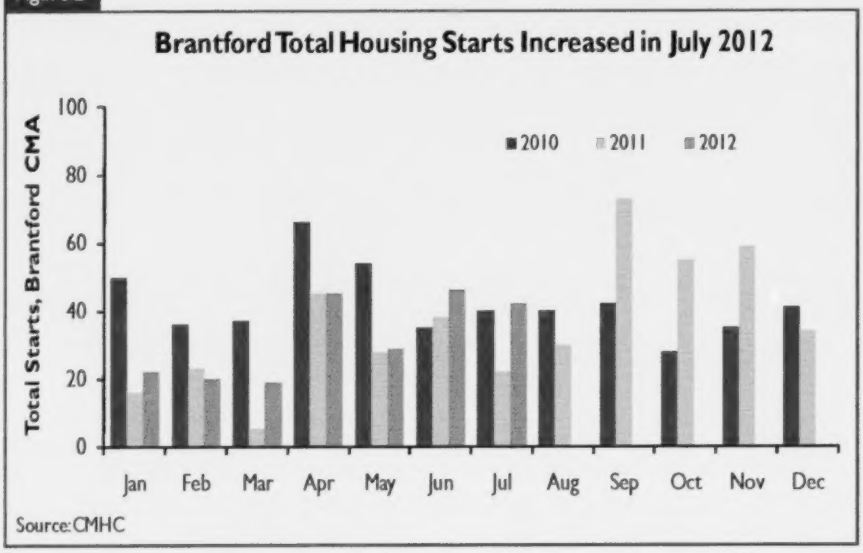
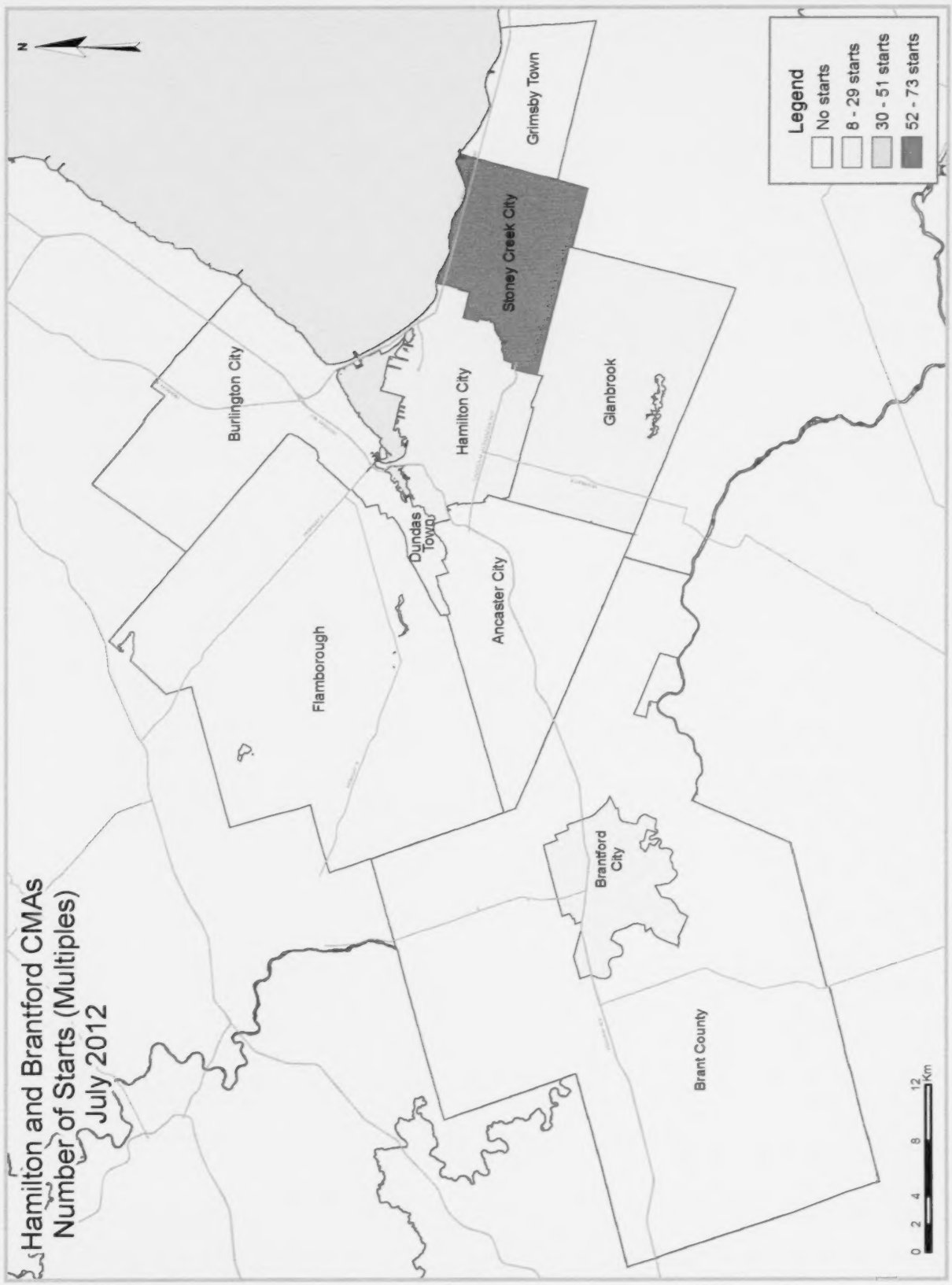
townhouse starts were higher. Even as the City of Hamilton registered healthy construction activity, single and row starts moderated in the neighbouring regions of Burlington and Grimsby. Meanwhile, no semi-detached and apartment starts occurred anywhere in the CMA in July 2012.

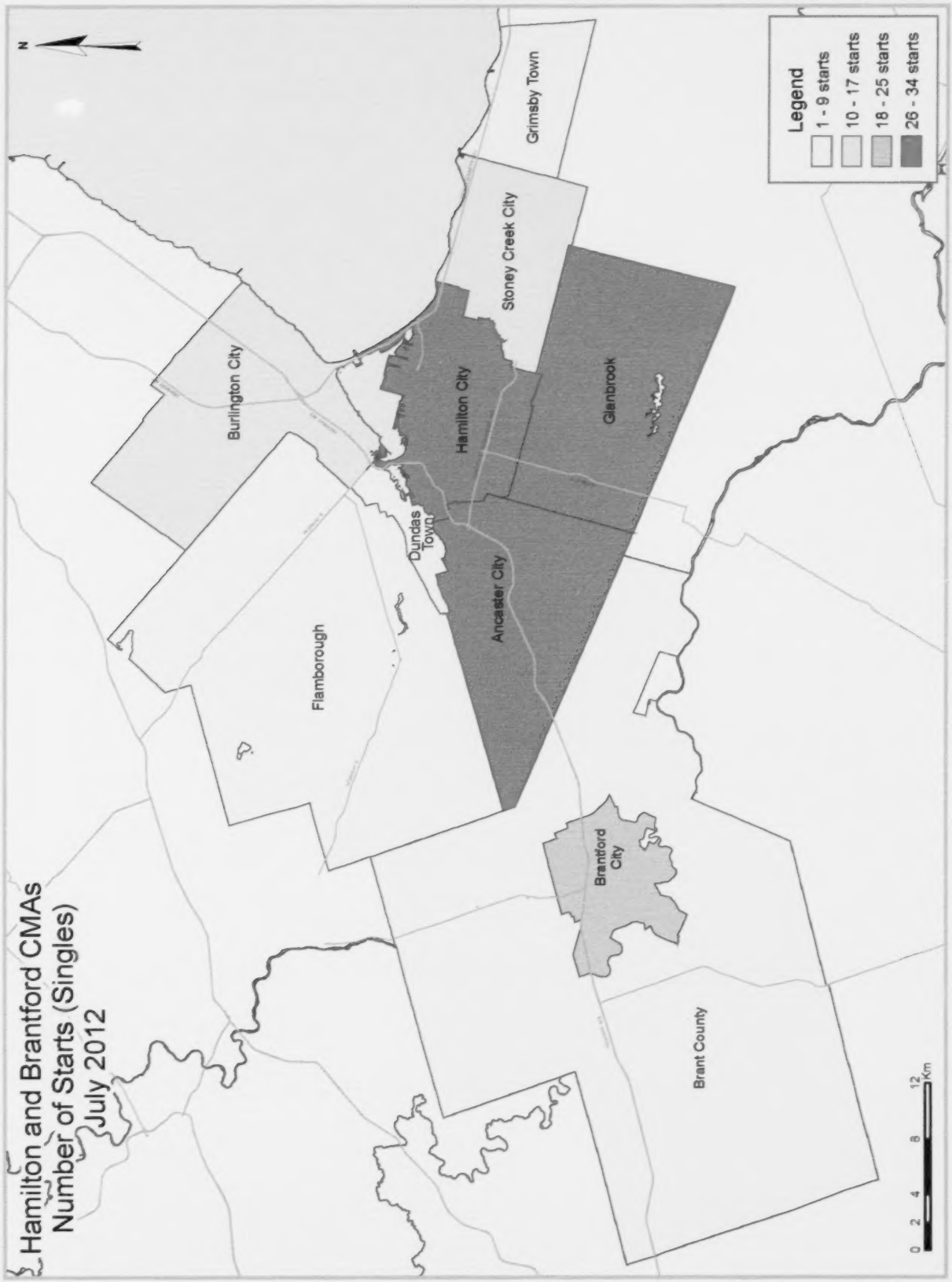
Brantford total housing starts increased in July 2012

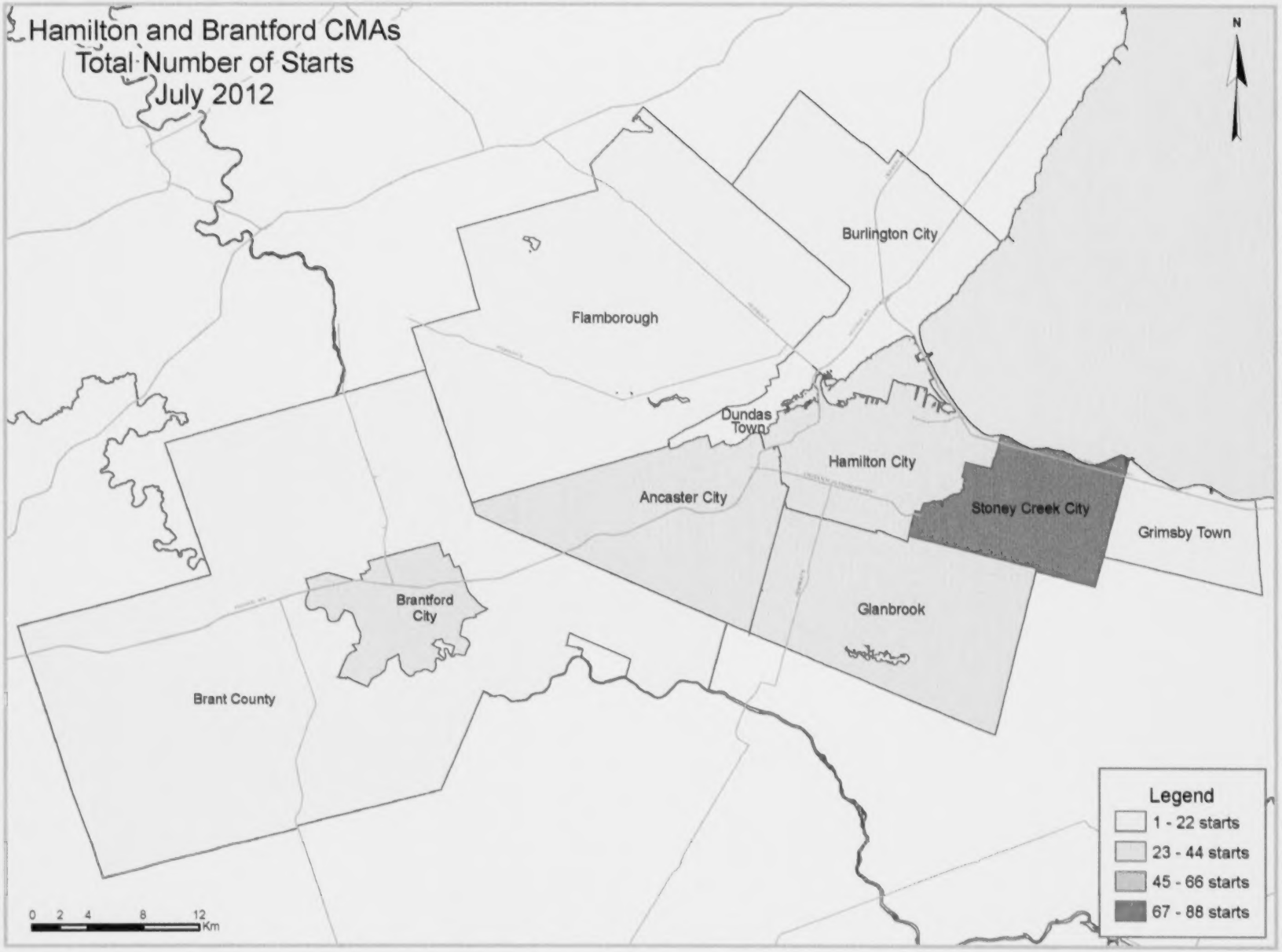
Brantford Census Metropolitan Area (CMA) total housing starts increased to 42 units in July 2012 from the same month a year ago. This represents the strongest July since 2008 when total housing starts reached 50 units. Similar to the Hamilton CMA, single-detached and townhouse starts were completely responsible for the strong performance in total housing starts this month. As in July of 2011, no semi-detached or apartment construction activity was reported in Brantford during this period. On a sub-market basis, in July 2012, Brantford City posted gains in housing starts while developers in Brant County scaled back activity.

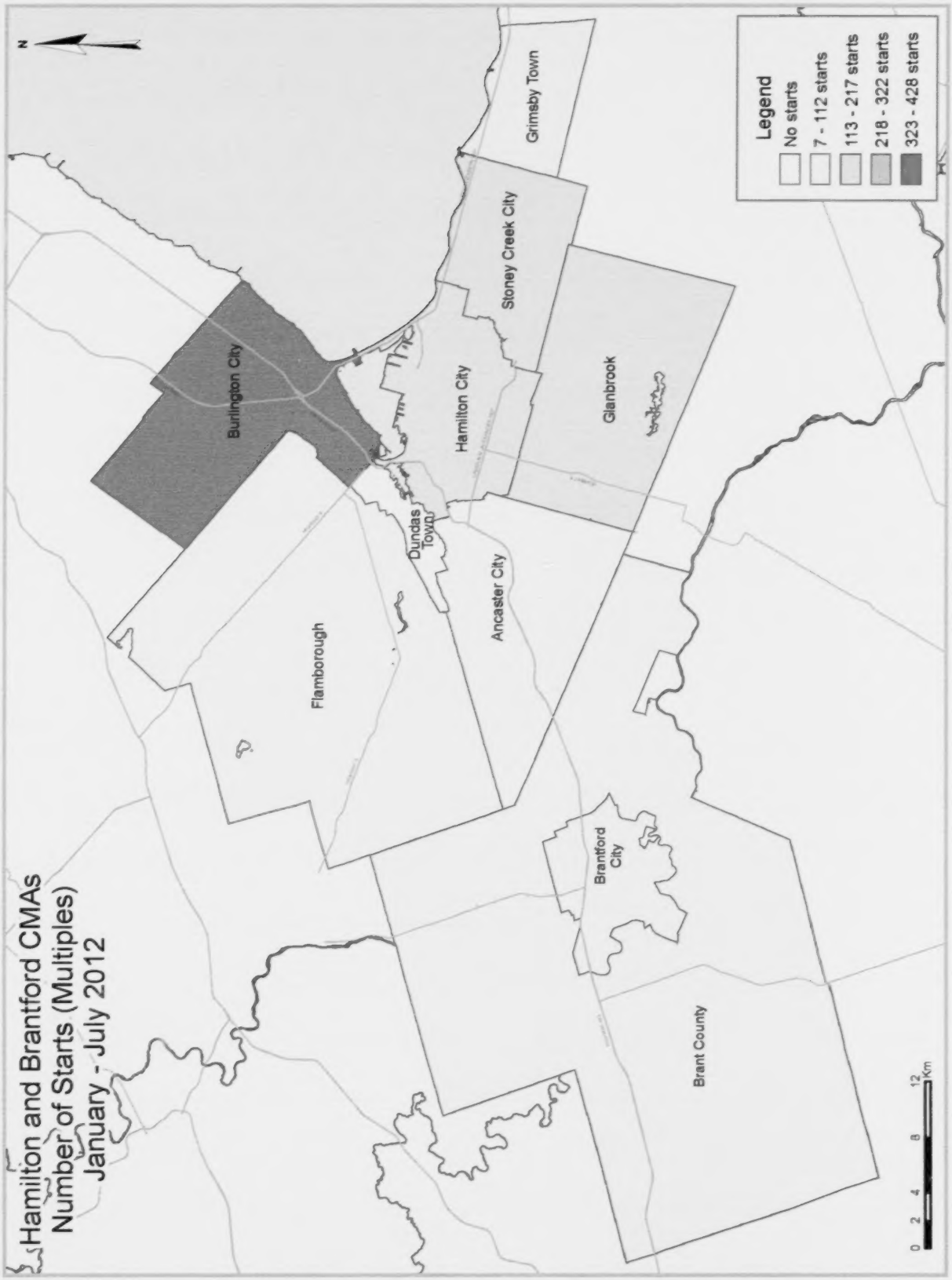
Figure 2

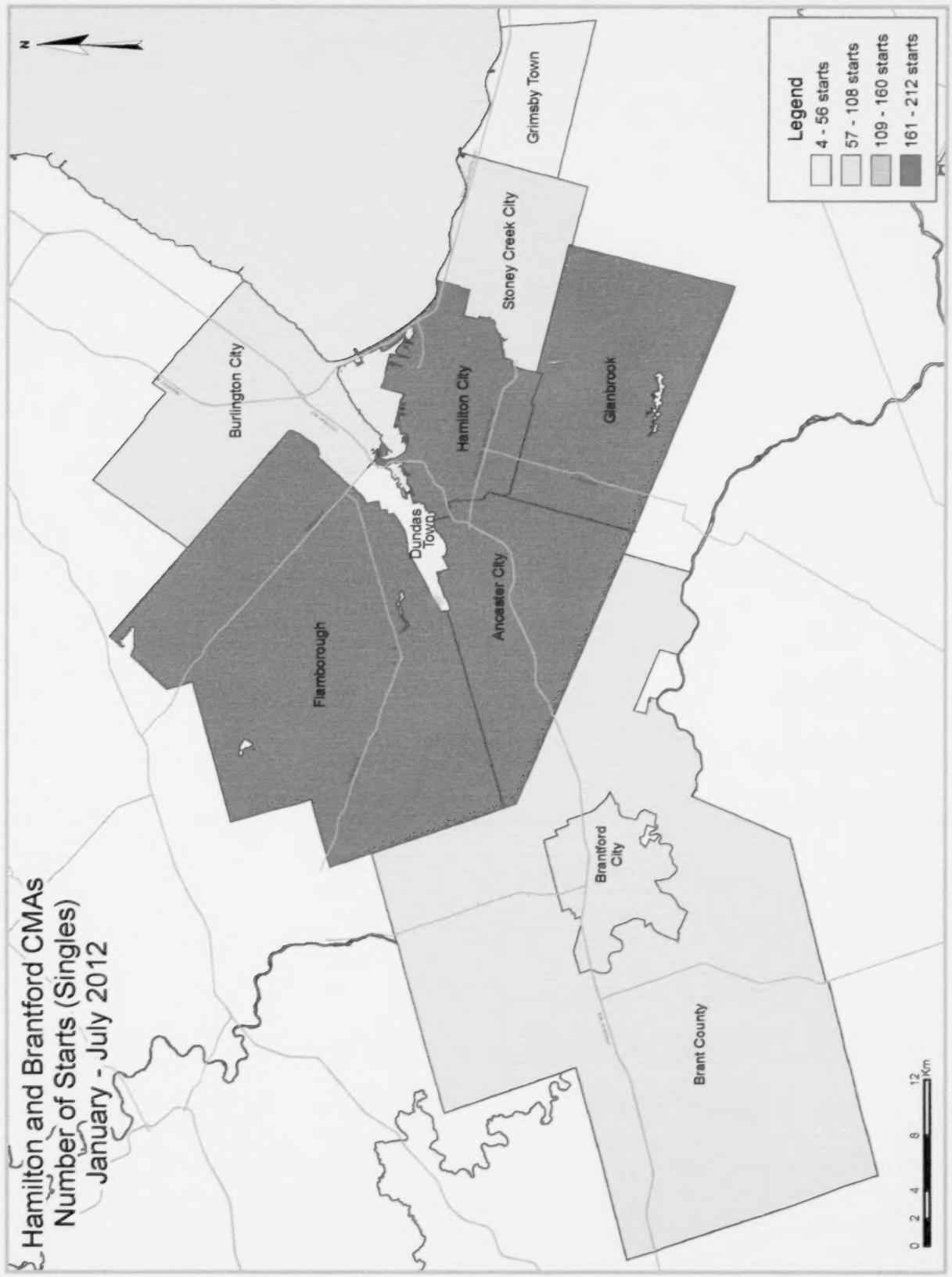



Hamilton and Brantford CMAs
Number of Starts (Multiples)
July 2012
N
Legend
No starts
8 - 29 starts
30 - 51 starts
52 - 73 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
July 2012
N
Legend
1 - 9 starts
10 - 17 starts
18 - 25 starts
26 - 34 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
July 2012
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
1 - 22 starts
23 - 44 starts
45 - 66 starts
67 - 88 starts


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - July 2012
N
Legend
No starts
7 - 112 starts
113 - 217 starts
218 - 322 starts
323 - 428 starts
Burlington City
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - July 2012
N
Legend
4 - 56 starts
57 - 108 starts
109 - 160 starts
161 - 212 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

Hamilton and Brantford CMAs
Total Number of Starts
January - July 2012
N
Legend
4 - 127 starts
128 - 251 starts
252 - 375 starts
376 - 499 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.2	History of Housing Activity (once a year)
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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2012	124	0	81	0	14	0	0	0	219
July 2011	134	0	49	2	16	0	0	16	217
% Change	-7.5	n/a	65.3	-100.0	-12.5	n/a	n/a	-100.0	0.9
Year-to-date 2012	906	52	419	4	151	338	42	66	1,978
Year-to-date 2011	761	6	191	6	66	75	0	87	1,192
% Change	19.1	**	119.4	-33.3	128.8	**	n/a	-24.1	65.9
UNDER CONSTRUCTION									
July 2012	953	38	471	4	246	652	132	198	2,694
July 2011	817	16	392	6	141	530	2	476	2,380
% Change	16.6	137.5	20.2	-33.3	74.5	23.0	**	-58.4	13.2
COMPLETIONS									
July 2012	175	16	19	2	26	62	4	0	304
July 2011	142	4	72	2	30	0	0	0	250
% Change	23.2	**	-73.6	0.0	-13.3	n/a	n/a	n/a	21.6
Year-to-date 2012	738	42	358	10	168	124	6	215	1,661
Year-to-date 2011	855	74	331	9	90	0	0	63	1,422
% Change	-13.7	-43.2	8.2	11.1	86.7	n/a	n/a	**	16.8
COMPLETED & NOT ABSORBED									
July 2012	45	0	9	0	12	0	0	17	83
July 2011	31	2	6	1	3	0	0	0	43
% Change	45.2	-100.0	50.0	-100.0	**	n/a	n/a	n/a	93.0
ABSORBED									
July 2012	176	16	20	2	25	62	2	0	303
July 2011	144	4	72	2	30	0	0	58	310
% Change	22.2	**	-72.2	0.0	-16.7	n/a	n/a	-100.0	-2.3
Year-to-date 2012	722	40	353	10	159	134	2	0	1,420
Year-to-date 2011	839	74	346	13	90	11	0	182	1,555
% Change	-13.9	-45.9	2.0	-23.1	76.7	**	n/a	-100.0	-8.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2012	28	0	6	0	8	0	0	0	42
July 2011	22	0	0	0	0	0	0	0	22
% Change	27.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	90.9
Year-to-date 2012	154	10	33	0	22	0	4	0	223
Year-to-date 2011	124	4	30	0	19	0	0	0	177
% Change	24.2	150.0	10.0	n/a	15.8	n/a	n/a	n/a	26.0
UNDER CONSTRUCTION									
July 2012	155	10	33	0	87	0	14	44	343
July 2011	122	6	30	0	63	0	0	0	221
% Change	27.0	66.7	10.0	n/a	38.1	n/a	n/a	n/a	55.2
COMPLETIONS									
July 2012	18	0	0	0	3	0	4	0	25
July 2011	22	0	6	0	7	0	0	0	35
% Change	-18.2	n/a	-100.0	n/a	-57.1	n/a	n/a	n/a	-28.6
Year-to-date 2012	129	0	5	0	30	0	25	17	206
Year-to-date 2011	152	4	6	0	31	0	12	0	205
% Change	-15.1	-100.0	-16.7	n/a	-3.2	n/a	108.3	n/a	0.5
COMPLETED & NOT ABSORBED									
July 2012	15	0	0	0	14	0	15	0	44
July 2011	30	1	6	0	27	2	6	0	72
% Change	-50.0	-100.0	-100.0	n/a	-48.1	-100.0	150.0	n/a	-38.9
ABSORBED									
July 2012	23	0	0	0	3	0	2	0	28
July 2011	23	0	4	0	6	1	0	4	38
% Change	0.0	n/a	-100.0	n/a	-50.0	-100.0	n/a	-100.0	-26.3
Year-to-date 2012	145	3	19	0	29	0	16	0	212
Year-to-date 2011	153	3	6	0	30	1	6	4	203
% Change	-5.2	0.0	**	n/a	-3.3	-100.0	166.7	-100.0	4.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
July 2012	112	0	81	0	14	0	0	0	207
July 2011	78	0	49	2	4	0	0	16	149
Former Hamilton City									
July 2012	34	0	8	0	0	0	0	0	42
July 2011	16	0	10	0	0	0	0	16	42
Stoney Creek City									
July 2012	15	0	59	0	14	0	0	0	88
July 2011	7	0	7	0	0	0	0	0	14
Ancaster City									
July 2012	30	0	0	0	0	0	0	0	30
July 2011	18	0	0	2	0	0	0	0	20
Dundas Town									
July 2012	1	0	0	0	0	0	0	0	1
July 2011	0	0	0	0	0	0	0	0	0
Flamborough									
July 2012	3	0	0	0	0	0	0	0	3
July 2011	3	0	20	0	0	0	0	0	23
Glanbrook									
July 2012	29	0	14	0	0	0	0	0	43
July 2011	34	0	12	0	4	0	0	0	50
City of Burlington									
July 2012	10	0	0	0	0	0	0	0	10
July 2011	46	0	0	0	12	0	0	0	58
Grimsby									
July 2012	2	0	0	0	0	0	0	0	2
July 2011	10	0	0	0	0	0	0	0	10
Hamilton CMA									
July 2012	124	0	81	0	14	0	0	0	219
July 2011	134	0	49	2	16	0	0	16	217
Brant County									
July 2012	9	0	0	0	0	0	0	0	9
July 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2012	19	0	6	0	8	0	0	0	33
July 2011	9	0	0	0	0	0	0	0	9
Brantford CMA									
July 2012	28	0	6	0	8	0	0	0	42
July 2011	22	0	0	0	0	0	0	0	22

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
July 2012	803	38	249	4	228	128	132	48	1,630
July 2011	537	8	350	2	89	144	2	219	1,351
Former Hamilton City									
July 2012	166	8	26	0	31	128	132	24	515
July 2011	125	8	53	0	19	20	2	219	446
Stoney Creek City									
July 2012	110	0	162	0	27	0	0	0	299
July 2011	73	0	76	0	0	0	0	0	149
Ancaster City									
July 2012	172	0	0	4	72	0	0	24	272
July 2011	111	0	44	2	9	62	0	0	228
Dundas Town									
July 2012	5	0	0	0	0	0	0	0	5
July 2011	16	0	0	0	0	62	0	0	78
Flamborough									
July 2012	213	12	31	0	0	0	0	0	256
July 2011	30	0	51	0	0	0	0	0	81
Glanbrook									
July 2012	137	18	30	0	98	0	0	0	283
July 2011	182	0	119	0	61	0	0	0	362
City of Burlington									
July 2012	127	0	127	0	10	524	0	150	938
July 2011	234	8	42	0	40	386	0	257	967
Grimsby									
July 2012	23	0	95	0	8	0	0	0	126
July 2011	46	0	0	4	12	0	0	0	62
Hamilton CMA									
July 2012	953	38	471	4	246	652	132	198	2,694
July 2011	817	16	392	6	141	530	2	476	2,380
Brant County									
July 2012	67	2	0	0	26	0	0	0	95
July 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2012	88	8	33	0	61	0	14	44	248
July 2011	60	6	30	0	56	0	0	0	152
Brantford CMA									
July 2012	155	10	33	0	87	0	14	44	343
July 2011	122	6	30	0	63	0	0	0	221

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
July 2012	149	16	19	2	14	62	4	0	266
July 2011	108	0	34	1	20	0	0	0	163
Former Hamilton City									
July 2012	16	0	8	0	0	0	4	0	28
July 2011	28	0	10	0	20	0	0	0	58
Stoney Creek City									
July 2012	11	0	8	0	0	0	0	0	19
July 2011	15	0	5	1	0	0	0	0	21
Ancaster City									
July 2012	78	0	0	2	0	62	0	0	142
July 2011	23	0	7	0	0	0	0	0	30
Dundas Town									
July 2012	2	0	0	0	0	0	0	0	2
July 2011	4	0	0	0	0	0	0	0	4
Flamborough									
July 2012	1	12	0	0	0	0	0	0	13
July 2011	11	0	12	0	0	0	0	0	23
Glanbrook									
July 2012	41	4	3	0	14	0	0	0	62
July 2011	27	0	0	0	0	0	0	0	27
City of Burlington									
July 2012	22	0	0	0	0	0	0	0	22
July 2011	25	4	38	0	10	0	0	0	77
Grimsby									
July 2012	4	0	0	0	12	0	0	0	16
July 2011	9	0	0	1	0	0	0	0	10
Hamilton CMA									
July 2012	175	16	19	2	26	62	4	0	304
July 2011	142	4	72	2	30	0	0	0	250
Brant County									
July 2012	2	0	0	0	0	0	0	0	2
July 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2012	16	0	0	0	3	0	4	0	23
July 2011	22	0	0	0	4	0	0	0	26
Brantford CMA									
July 2012	18	0	0	0	3	0	4	0	25
July 2011	22	0	6	0	7	0	0	0	35

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
July 2012	29	0	6	0	8	0	0	0	43
July 2011	19	2	6	1	0	0	0	0	28
Former Hamilton City									
July 2012	4	0	3	0	0	0	0	0	7
July 2011	4	0	0	0	0	0	0	0	4
Stoney Creek City									
July 2012	14	0	1	0	0	0	0	0	15
July 2011	12	0	3	0	0	0	0	0	15
Ancaster City									
July 2012	4	0	0	0	3	0	0	0	7
July 2011	1	0	0	0	0	0	0	0	1
Dundas Town									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	2	0	1	0	0	0	0	3
Flamborough									
July 2012	4	0	1	0	0	0	0	0	5
July 2011	1	0	0	0	0	0	0	0	1
Glanbrook									
July 2012	3	0	1	0	5	0	0	0	9
July 2011	1	0	3	0	0	0	0	0	4
City of Burlington									
July 2012	9	0	0	0	3	0	0	17	29
July 2011	1	0	0	0	3	0	0	0	4
Grimsby									
July 2012	7	0	3	0	1	0	0	0	11
July 2011	11	0	0	0	0	0	0	0	11
Hamilton CMA									
July 2012	45	0	9	0	12	0	0	17	83
July 2011	31	2	6	1	3	0	0	0	43
Brant County									
July 2012	9	0	0	0	0	0	0	0	9
July 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2012	6	0	0	0	14	0	15	0	35
July 2011	27	1	0	0	25	2	6	0	61
Brantford CMA									
July 2012	15	0	0	0	14	0	15	0	44
July 2011	30	1	6	0	27	2	6	0	72

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
July 2012	150	16	19	2	14	62	2	0	265
July 2011	110	0	34	1	20	0	0	0	165
Former Hamilton City									
July 2012	13	0	8	0	0	0	2	0	23
July 2011	31	0	10	0	20	0	0	0	61
Stoney Creek City									
July 2012	14	0	8	0	0	0	0	0	22
July 2011	13	0	5	1	0	0	0	0	19
Ancaster City									
July 2012	77	0	0	2	0	62	0	0	141
July 2011	24	0	7	0	0	0	0	0	31
Dundas Town									
July 2012	2	0	0	0	0	0	0	0	2
July 2011	4	0	0	0	0	0	0	0	4
Flamborough									
July 2012	1	12	0	0	0	0	0	0	13
July 2011	12	0	12	0	0	0	0	0	24
Glanbrook									
July 2012	43	4	3	0	14	0	0	0	64
July 2011	26	0	0	0	0	0	0	0	26
City of Burlington									
July 2012	22	0	0	0	0	0	0	0	22
July 2011	25	4	38	0	10	0	0	58	135
Grimsby									
July 2012	4	0	1	0	11	0	0	0	16
July 2011	9	0	0	1	0	0	0	0	10
Hamilton CMA									
July 2012	176	16	20	2	25	62	2	0	303
July 2011	144	4	72	2	30	0	0	58	310
Brant County									
July 2012	2	0	0	0	0	0	0	0	2
July 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
July 2012	21	0	0	0	3	0	2	0	26
July 2011	23	0	0	0	5	1	0	4	33
Brantford CMA									
July 2012	23	0	0	0	3	0	2	0	28
July 2011	23	0	4	0	6	1	0	4	38

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA
2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	% Change
Hamilton CMA	124	136	0	0	95	65	0	16	219	217	0.9
City of Hamilton	112	80	0	0	95	53	0	16	207	149	38.9
Former Hamilton City	34	16	0	0	8	10	0	16	42	42	0.0
Stoney Creek City	15	7	0	0	73	7	0	0	88	14	**
Ancaster City	30	20	0	0	0	0	0	0	30	20	50.0
Dundas Town	1	0	0	0	0	0	0	0	1	0	n/a
Flamborough	3	3	0	0	0	20	0	0	3	23	-87.0
Glanbrook	29	34	0	0	14	16	0	0	43	50	-14.0
City of Burlington	10	46	0	0	0	12	0	0	10	58	-82.8
Grimsby	2	10	0	0	0	0	0	0	2	10	-80.0
Brantford CMA	28	22	0	0	14	0	0	0	42	22	90.9
Brant County	9	n/a	0	n/a	0	n/a	0	n/a	9	n/a	n/a
Brantford City	19	9	0	0	14	0	0	0	33	9	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	910	767	52	6	612	257	404	162	1,978	1,192	65.9
City of Hamilton	815	502	52	2	452	241	66	87	1385	832	66.5
Former Hamilton City	161	111	4	0	72	32	66	87	303	230	31.7
Stoney Creek City	105	60	0	2	193	38	0	0	298	100	198.0
Ancaster City	161	97	0	0	51	31	0	0	212	128	65.6
Dundas Town	4	5	0	0	0	0	0	0	4	5	-20.0
Flamborough	212	31	32	0	38	34	0	0	282	65	**
Glanbrook	172	198	16	0	98	106	0	0	286	304	-5.9
City of Burlington	71	199	0	4	90	16	338	75	499	294	69.7
Grimsby	24	66	0	0	70	0	0	0	94	66	42.4
Brantford CMA	154	124	10	4	59	49	0	0	223	177	26.0
Brant County	59	n/a	2	n/a	5	n/a	0	n/a	66	n/a	n/a
Brantford City	95	84	8	4	54	49	0	0	157	137	14.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Hamilton CMA	95	65	0	0	0	0	0	16
City of Hamilton	95	53	0	0	0	0	0	16
Former Hamilton City	8	10	0	0	0	0	0	16
Stoney Creek City	73	7	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	20	0	0	0	0	0	0
Glanbrook	14	16	0	0	0	0	0	0
City of Burlington	0	12	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	14	0	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	14	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	570	257	42	0	338	75	66	87
City of Hamilton	410	241	42	0	0	0	66	87
Former Hamilton City	30	32	42	0	0	0	66	87
Stoney Creek City	193	38	0	0	0	0	0	0
Ancaster City	51	31	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	38	34	0	0	0	0	0	0
Glanbrook	98	106	0	0	0	0	0	0
City of Burlington	90	16	0	0	338	75	0	0
Grimsby	70	0	0	0	0	0	0	0
Brantford CMA	55	49	4	0	0	0	0	0
Brant County	5	n/a	0	n/a	0	n/a	0	n/a
Brantford City	50	49	4	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Hamilton CMA	205	183	14	18	0	16	219	217
City of Hamilton	193	127	14	6	0	16	207	149
Former Hamilton City	42	26	0	0	0	16	42	42
Stoney Creek City	74	14	14	0	0	0	88	14
Ancaster City	30	18	0	2	0	0	30	20
Dundas Town	1	0	0	0	0	0	1	0
Flamborough	3	23	0	0	0	0	3	23
Glanbrook	43	46	0	4	0	0	43	50
City of Burlington	10	46	0	12	0	0	10	58
Grimsby	2	10	0	0	0	0	2	10
Brantford CMA	34	22	8	0	0	0	42	22
Brant County	9	n/a	0	n/a	0	n/a	9	n/a
Brantford City	25	9	8	0	0	0	33	9

Table 2.5: Starts by Submarket and by Intended Market
January - July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	1,377	958	493	147	108	87	1,978	1,192
City of Hamilton	1,136	693	141	52	108	87	1,385	832
Former Hamilton City	195	135	0	8	108	87	303	230
Stoney Creek City	271	100	27	0	0	0	298	100
Ancaster City	157	123	55	5	0	0	212	128
Dundas Town	4	5	0	0	0	0	4	5
Flamborough	282	65	0	0	0	0	282	65
Glanbrook	227	265	59	39	0	0	286	304
City of Burlington	155	203	344	91	0	0	499	294
Grimsby	86	62	8	4	0	0	94	66
Brantford CMA	197	158	22	19	4	0	223	177
Brant County	61	n/a	5	n/a	0	n/a	66	n/a
Brantford City	136	118	17	19	4	0	157	137

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	% Change
Hamilton CMA	177	144	16	4	49	102	62	0	304	250	21.6
City of Hamilton	151	109	16	0	37	54	62	0	266	163	63.2
Former Hamilton City	16	28	0	0	12	30	0	0	28	58	-51.7
Stoney Creek City	11	16	0	0	8	5	0	0	19	21	-9.5
Ancaster City	80	23	0	0	0	7	62	0	142	30	**
Dundas Town	2	4	0	0	0	0	0	0	2	4	-50.0
Flamborough	1	11	12	0	0	12	0	0	13	23	-43.5
Glanbrook	41	27	4	0	17	0	0	0	62	27	129.6
City of Burlington	22	25	0	4	0	48	0	0	22	77	-71.4
Grimsby	4	10	0	0	12	0	0	0	16	10	60.0
Brantford CMA	18	22	0	0	7	13	0	0	25	35	-28.6
Brant County	2	n/a	0	n/a	0	n/a	0	n/a	2	n/a	n/a
Brantford City	16	22	0	0	7	4	0	0	23	26	-11.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	748	864	44	78	530	417	339	63	1661	1422	16.8
City of Hamilton	517	654	44	26	383	313	339	63	1283	1056	21.5
Former Hamilton City	76	117	6	0	98	54	215	63	395	234	68.8
Stoney Creek City	75	105	0	12	86	83	0	0	161	200	-19.5
Ancaster City	175	250	0	0	45	26	62	0	282	276	2.2
Dundas Town	8	21	0	0	0	0	62	0	70	21	**
Flamborough	21	58	26	14	40	92	0	0	87	164	-47.0
Glanbrook	162	103	12	0	114	58	0	0	288	161	78.9
City of Burlington	202	157	0	52	27	70	0	0	229	279	-17.9
Grimsby	29	53	0	0	120	34	0	0	149	87	71.3
Brantford CMA	129	152	0	4	60	49	17	0	206	205	0.5
Brant County	73	n/a	0	n/a	0	n/a	0	n/a	73	n/a	n/a
Brantford City	56	110	0	4	60	37	17	0	133	151	-11.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Hamilton CMA	45	102	4	0	62	0	0	0
City of Hamilton	33	54	4	0	62	0	0	0
Former Hamilton City	8	30	4	0	0	0	0	0
Stoney Creek City	8	5	0	0	0	0	0	0
Ancaster City	0	7	0	0	62	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	12	0	0	0	0	0	0
Glanbrook	17	0	0	0	0	0	0	0
City of Burlington	0	48	0	0	0	0	0	0
Grimsby	12	0	0	0	0	0	0	0
Brantford CMA	3	13	4	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	3	4	4	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	526	417	4	0	124	0	215	63
City of Hamilton	379	313	4	0	124	0	215	63
Former Hamilton City	94	54	4	0	0	0	215	63
Stoney Creek City	86	83	0	0	0	0	0	0
Ancaster City	45	26	0	0	62	0	0	0
Dundas Town	0	0	0	0	62	0	0	0
Flamborough	40	92	0	0	0	0	0	0
Glanbrook	114	58	0	0	0	0	0	0
City of Burlington	27	70	0	0	0	0	0	0
Grimsby	120	34	0	0	0	0	0	0
Brantford CMA	35	37	25	12	0	0	17	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	35	25	25	12	0	0	17	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Hamilton CMA	210	218	90	32	4	0	304	250
City of Hamilton	184	142	78	21	4	0	266	163
Former Hamilton City	24	38	0	20	4	0	28	58
Stoney Creek City	19	20	0	1	0	0	19	21
Ancaster City	78	30	64	0	0	0	142	30
Dundas Town	2	4	0	0	0	0	2	4
Flamborough	13	23	0	0	0	0	13	23
Glanbrook	48	27	14	0	0	0	62	27
City of Burlington	22	67	0	10	0	0	22	77
Grimsby	4	9	12	1	0	0	16	10
Brantford CMA	18	28	3	7	4	0	25	35
Brant County	2	n/a	0	n/a	0	n/a	2	n/a
Brantford City	16	22	3	4	4	0	23	26

Table 3.5: Completions by Submarket and by Intended Market
January - July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	1,138	1,260	302	99	221	63	1,661	1,422
City of Hamilton	802	909	260	84	221	63	1,283	1,056
Former Hamilton City	150	131	24	40	221	63	395	234
Stoney Creek City	161	195	0	5	0	0	161	200
Ancaster City	192	273	90	3	0	0	282	276
Dundas Town	8	18	62	3	0	0	70	21
Flamborough	87	164	0	0	0	0	87	164
Glanbrook	204	128	84	33	0	0	288	161
City of Burlington	202	269	27	10	0	0	229	279
Grimsby	134	82	15	5	0	0	149	87
Brantford CMA	134	162	30	31	42	12	206	205
Brant County	73	n/a	0	n/a	0	n/a	73	n/a
Brantford City	61	114	30	25	42	12	133	151

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
July 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
July 2012	15	9.9	19	12.6	47	31.1	33	21.9	37	24.5	151	445,000	459,368
July 2011	27	25.0	34	31.5	21	19.4	15	13.9	11	10.2	108	387,950	403,134
Year-to-date 2012	76	15.1	97	19.2	135	26.8	73	14.5	123	24.4	504	429,900	459,177
Year-to-date 2011	194	31.5	180	29.3	128	20.8	52	8.5	61	9.9	615	381,985	401,807
Former Hamilton City													
July 2012	1	7.7	1	7.7	4	30.8	2	15.4	5	38.5	13	457,900	454,331
July 2011	5	17.2	12	41.4	8	27.6	3	10.3	1	3.4	29	392,455	401,994
Year-to-date 2012	10	14.3	12	17.1	25	35.7	7	10.0	16	22.9	70	424,921	439,894
Year-to-date 2011	26	23.9	50	45.9	23	21.1	6	5.5	4	3.7	109	389,000	385,529
Stoney Creek City													
July 2012	0	0.0	2	14.3	8	57.1	2	14.3	2	14.3	14	433,650	486,721
July 2011	5	35.7	6	42.9	2	14.3	0	0.0	1	7.1	14	366,900	373,186
Year-to-date 2012	2	2.7	21	28.4	24	32.4	11	14.9	16	21.6	74	432,900	501,401
Year-to-date 2011	20	18.9	37	34.9	30	28.3	8	7.5	11	10.4	106	392,900	433,819
Ancaster City													
July 2012	0	0.0	2	2.6	27	34.6	26	33.3	23	29.5	78	485,990	486,779
July 2011	2	8.7	6	26.1	3	13.0	7	30.4	5	21.7	23	450,000	455,070
Year-to-date 2012	3	1.8	12	7.1	60	35.3	36	21.2	59	34.7	170	474,490	504,780
Year-to-date 2011	92	39.3	55	23.5	42	17.9	21	9.0	24	10.3	234	365,351	397,244
Dundas Town													
July 2012	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
July 2011	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2012	1	11.1	2	22.2	2	22.2	2	22.2	2	22.2	9	--	--
Year-to-date 2011	0	0.0	0	0.0	4	20.0	7	35.0	9	45.0	20	489,500	502,742
Flamborough													
July 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2011	1	8.3	3	25.0	4	33.3	3	25.0	1	8.3	12	424,495	417,451
Year-to-date 2012	0	0.0	3	18.8	1	6.3	4	25.0	8	50.0	16	497,500	545,243
Year-to-date 2011	9	18.0	16	32.0	11	22.0	8	16.0	6	12.0	50	400,990	404,211
Glanbrook													
July 2012	13	30.2	14	32.6	8	18.6	2	4.7	6	14.0	43	375,490	398,056
July 2011	14	53.8	7	26.9	4	15.4	0	0.0	1	3.8	26	344,490	352,820
Year-to-date 2012	60	36.4	47	28.5	23	13.9	13	7.9	22	13.3	165	366,990	393,485
Year-to-date 2011	47	49.0	22	22.9	18	18.8	2	2.1	7	7.3	96	353,122	373,784
City of Burlington													
July 2012	0	0.0	0	0.0	2	9.1	2	9.1	18	81.8	22	533,495	629,905
July 2011	0	0.0	2	8.0	4	16.0	8	32.0	11	44.0	25	490,990	851,352
Year-to-date 2012	0	0.0	3	1.5	14	7.2	45	23.1	133	68.2	195	523,990	632,172
Year-to-date 2011	0	0.0	6	3.8	23	14.6	49	31.2	79	50.3	157	500,000	841,145
Grimsby													
July 2012	0	0.0	1	25.0	0	0.0	3	75.0	0	0.0	4	--	--
July 2011	2	20.0	2	20.0	3	30.0	1	10.0	2	20.0	10	423,900	450,209
Year-to-date 2012	0	0.0	1	3.8	12	46.2	9	34.6	4	15.4	26	452,445	485,148
Year-to-date 2011	18	34.0	18	34.0	8	15.1	5	9.4	4	7.5	53	379,900	399,063

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
July 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
July 2012	15	8.5	20	11.3	49	27.7	38	21.5	55	31.1	177	458,990	480,554
July 2011	29	20.3	38	26.6	28	19.6	24	16.8	24	16.8	143	412,800	484,786
Year-to-date 2012	76	10.5	101	13.9	161	22.2	127	17.5	260	35.9	725	459,900	506,638
Year-to-date 2011	212	25.7	204	24.7	159	19.3	106	12.8	144	17.5	825	399,800	485,238

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
July 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
July 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
July 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2012	20	26.7	13	17.3	6	8.0	1	1.3	35	46.7	75	425,000	500,221
Year-to-date 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
July 2012	17	81.0	4	19.0	0	0.0	0	0.0	0	0.0	21	285,000	293,800
July 2011	23	100.0	0	0.0	0	0.0	0	0.0	0	0.0	23	289,000	285,513
Year-to-date 2012	60	85.7	7	10.0	1	1.4	1	1.4	1	1.4	70	287,000	302,446
Year-to-date 2011	98	87.5	12	10.7	1	0.9	0	0.0	1	0.9	112	289,900	294,198
Brantford CMA													
July 2012	18	78.3	5	21.7	0	0.0	0	0.0	0	0.0	23	300,900	299,122
July 2011	23	100.0	0	0.0	0	0.0	0	0.0	0	0.0	23	289,000	285,513
Year-to-date 2012	80	55.2	20	13.8	7	4.8	2	1.4	36	24.8	145	343,000	404,744
Year-to-date 2011	107	69.9	18	11.8	6	3.9	5	3.3	17	11.1	153	309,000	343,358

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2012						
Submarket	**July 2012**	**July 2011**	**% Change**	**YTD 2012**	**YTD 2011**	**% Change**
Hamilton CMA	480,554	484,786	-0.9	506,638	485,238	4.4
City of Hamilton	459,368	403,134	13.9	459,177	401,807	14.3
Former Hamilton City	454,331	401,994	13.0	439,894	385,529	14.1
Stoney Creek City	486,721	373,186	30.4	501,401	433,819	15.6
Ancaster City	486,779	455,070	7.0	504,780	397,244	27.1
Dundas Town	--	--	n/a	--	502,742	n/a
Flamborough	--	417,451	n/a	545,243	404,211	34.9
Glanbrook	398,056	352,820	12.8	393,485	373,784	5.3
City of Burlington	629,905	851,352	-26.0	632,172	841,145	-24.8
Grimsby	--	450,209	n/a	485,148	399,063	21.6
Brantford CMA	299,122	285,513	4.8	404,744	343,358	17.9
Brant County	--	n/a	n/a	500,221	n/a	n/a
Brantford City	293,800	285,513	2.9	302,446	294,198	2.8

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton July 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	707	-1.0	1,137	1,734	1,859	61.2	325,732	12.9	328,552
	February	1,037	-2.8	1,153	1,794	1,881	61.3	331,741	5.4	326,965
	March	1,345	-1.5	1,142	2,217	1,772	64.4	326,453	4.2	328,953
	April	1,406	-5.6	1,168	2,171	1,761	66.3	339,573	6.8	329,184
	May	1,508	7.3	1,115	2,410	1,799	62.0	344,864	9.3	334,769
	June	1,522	16.6	1,186	2,232	1,910	62.1	339,828	8.2	335,311
	July	1,303	35.0	1,226	1,641	1,761	69.6	349,235	12.9	355,013
	August	1,206	23.3	1,168	1,657	1,733	67.4	321,036	7.1	329,027
	September	1,132	12.4	1,154	1,754	1,695	68.1	318,507	0.6	324,622
	October	1,065	7.4	1,155	1,482	1,657	69.7	329,802	7.8	338,850
	November	1,027	7.8	1,167	1,159	1,508	77.4	342,005	10.1	342,345
	December	674	-2.6	1,159	618	1,533	75.6	315,940	-2.7	327,516
2012	January	773	9.3	1,165	1,350	1,395	83.5	334,106	2.6	338,235
	February	1,085	4.6	1,150	1,588	1,571	73.2	356,980	7.6	348,098
	March	1,313	-2.4	1,169	1,914	1,601	73.0	353,165	8.2	357,147
	April	1,394	-0.9	1,135	1,891	1,527	74.3	377,951	11.3	360,845
	May	1,498	-0.7	1,092	2,088	1,509	72.4	369,292	7.1	357,971
	June	1,295	-14.9	1,075	1,796	1,575	68.3	363,162	6.9	358,931
	July	1,190	-8.7	1,071	1,595	1,584	67.6	345,807	-1.0	353,105
	August									
	September									
	October									
	November									
	December									
	Q2 2011	4,436	5.6		6,813			341,459	8.1	
	Q2 2012	4,187	-5.6		5,775			370,279	8.4	
	YTD 2011	8,828	6.2		14,199			337,920	8.2	
	YTD 2012	8,548	-3.2		12,222			359,284	6.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford July 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	100	-28.1	150	252	273	54.9	231,569	2.0	235,688
	February	149	-17.2	160	244	262	61.1	237,224	3.3	238,727
	March	154	-23.8	144	275	225	64.0	233,840	6.0	238,413
	April	148	-35.9	132	297	264	50.0	233,661	-0.2	225,308
	May	206	6.2	166	355	276	60.1	250,199	10.7	247,541
	June	218	9.5	171	330	283	60.4	233,083	-1.9	230,872
	July	189	9.9	179	328	307	58.3	226,885	0.3	224,686
	August	194	14.8	179	320	288	62.2	230,455	-0.8	235,141
	September	195	16.8	173	281	270	64.1	252,206	8.8	249,281
	October	157	9.0	180	263	297	60.6	246,271	7.0	240,650
	November	164	-0.6	176	240	275	64.0	238,114	6.7	240,151
	December	97	-21.8	162	126	293	55.3	224,226	-6.2	237,490
2012	January	105	5.0	149	286	281	53.0	226,440	-2.2	235,334
	February	151	1.3	162	264	276	58.7	226,215	-4.6	226,137
	March	203	31.8	197	320	291	67.7	233,482	-0.2	239,317
	April	189	27.7	169	338	289	58.5	241,234	3.2	231,851
	May	212	2.9	170	372	288	59.0	256,299	2.4	251,346
	June	186	-14.7	158	295	264	59.8	256,947	10.2	251,396
	July	182	-3.7	159	298	267	59.6	252,775	11.4	258,064
	August									
	September									
	October									
	November									
	December									
	Q2 2011	572	-8.3		982			239,397	2.9	
	Q2 2012	587	2.6		1,005			251,654	5.1	
	YTD 2011	1,164	-11.6		2,081			235,679	2.9	
	YTD 2012	1,228	5.5		2,173			243,532	3.3	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
July 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	103.8	117.8	376.6	6.3	65.4	841
	February	607	3.50	5.44	103.9	118.0	376.0	6.4	65.3	844
	March	601	3.50	5.34	103.9	119.4	376.6	5.9	65.0	853
	April	621	3.70	5.69	104.3	119.9	378.0	5.6	64.9	863
	May	616	3.70	5.59	104.2	120.9	379.6	5.6	65.2	868
	June	604	3.50	5.39	104.3	120.2	378.9	6.1	65.3	872
	July	604	3.50	5.39	104.2	120.5	378.3	6.6	65.5	861
	August	604	3.50	5.39	104.1	120.6	374.4	6.9	65.0	863
	September	592	3.50	5.19	104.2	121.1	376.0	6.7	65.1	870
	October	598	3.50	5.29	104.4	121.0	378.4	6.7	65.4	881
	November	598	3.50	5.29	104.4	121.0	386.2	6.5	66.6	886
	December	598	3.50	5.29	104.1	120.3	390.8	6.4	67.2	885
2012	January	598	3.50	5.29	104.6	120.6	394	6.0	67.5	906
	February	595	3.20	5.24	104.7	121.4	396.2	5.9	67.7	923
	March	595	3.20	5.24	104.9	122.0	392.5	6.0	67.1	929
	April	607	3.20	5.44	105.3	122.4	390.2	6.3	66.9	922
	May	601	3.20	5.34	105.6	122.4	382.7	6.8	65.8	917
	June	595	3.20	5.24	105.8	121.6	377.1	7.3	65.2	913
	July	595	3.10	5.24		121.4	373.0	7.5	64.6	903
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
July 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.4	117.8	68.4	9.2	70.0	786
	February	607	3.50	5.44	107.9	118.0	68.0	9.2	69.7	796
	March	601	3.50	5.34	108.1	119.4	68.0	9.2	69.7	811
	April	621	3.70	5.69	108.7	119.9	67.8	8.9	69.1	823
	May	616	3.70	5.59	109.4	120.9	68.6	8.4	69.5	830
	June	604	3.50	5.39	110.0	120.2	69.4	8.2	70.2	832
	July	604	3.50	5.39	110.3	120.5	70.3	8.6	71.2	827
	August	604	3.50	5.39	110.6	120.6	70.1	8.9	71.5	819
	September	592	3.50	5.19	110.8	121.1	69.4	9.2	70.8	816
	October	598	3.50	5.29	111.2	121.0	68.2	8.8	69.3	812
	November	598	3.50	5.29	112.0	121.0	66.4	8.2	66.9	815
	December	598	3.50	5.29	112.2	120.3	65.9	7.4	65.8	810
2012	January	598	3.50	5.29	112.3	120.6	65	8.1	65.4	814
	February	595	3.20	5.24	112.7	121.4	65.6	8.2	66.1	812
	March	595	3.20	5.24	113.3	122.0	65.4	8.8	66.3	828
	April	607	3.20	5.44	113.6	122.4	66.6	8.5	67.2	830
	May	601	3.20	5.34	114.1	122.4	67.6	8.3	67.9	836
	June	595	3.20	5.24	114.5	121.6	68.0	8.4	68.4	827
	July	595	3.10	5.24		121.4	68.1	7.7	68.0	825
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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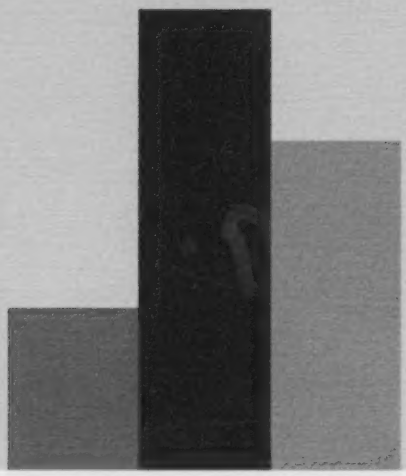

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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